

SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET, WEST WING
 SANFORD, FLORIDA 32771

PROJECT NAME:	FERNE DR - PRE-APPLICATION	PROJ #: 26-80000052
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/01/26	
RELATED NAMES:	EP RICHARD WETTERMANN	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	35-20-29-501-0000-001C	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A FOR A SINGLE FAMILY RESIDENTIAL LOT FOR A NEIGHBORHOOD ASSEMBLY ON 1.00 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE WEST SIDE OF FERNE DR, SOUTH OF EE WILLIAMSON RD	
NO OF ACRES	1.00	
BCC DISTRICT	3: CONSTANTINE	
CURRENT ZONING	A-1	
LOCATION	ON THE WEST SIDE OF FERNE DR, SOUTH OF EE WILLIAMSON RD	
FUTURE LAND USE-	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
NICUSOR ZAMFIR ABIDING IN CHRIST MINISTRIES 1983 ALAMBRA CIR APOPKA FL 32703 (407) 766-5299	RICHARD WETTERMANN WETTERMANN HOMES, INC 2797 WINDSOR HEIGHTS ST DELTONA FL 32738 (239) 826-2214	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

PROTECT YOURSELF FROM FRAUDULENT INVOICES

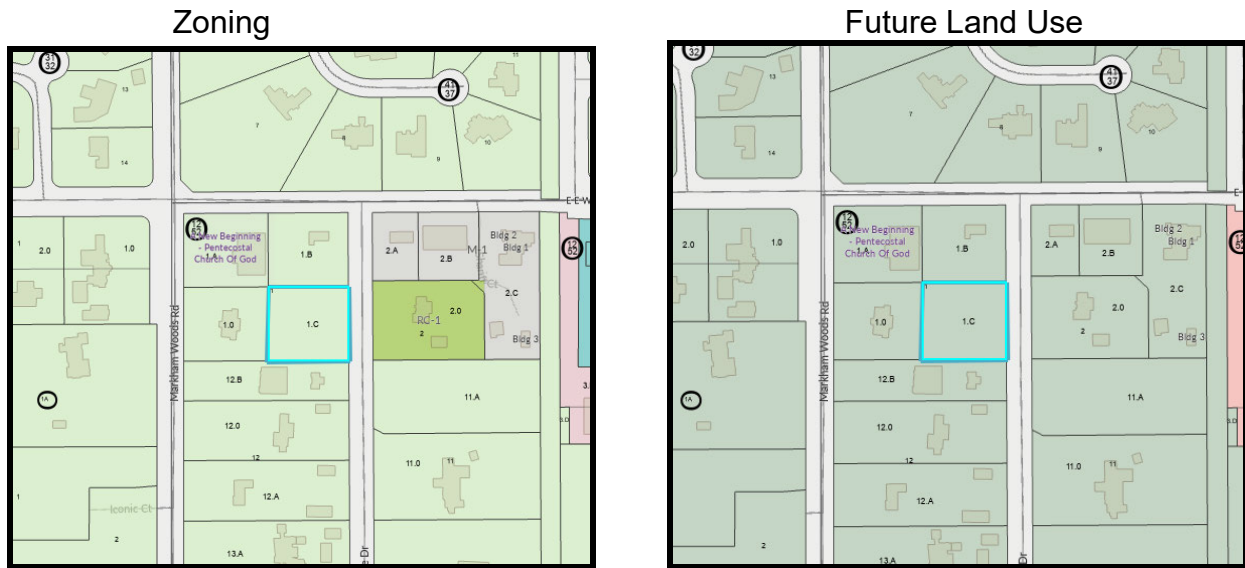
Seminole County has received reports of fraudulent invoices targeting applicants in the Planning, Building Permitting, and Development Review processes. These invoices may appear professional and may use the County’s logo, address, or terminology. However, they are not legitimate County communications. Seminole County never requests wire transfer payments for Planning or Building Permitting fees. All official fee invoices are issues through County online payment systems and can be verified by contacting the Development Services Department.

If you receive any invoice or payment request that appears suspicious or unfamiliar, contact the Planning Department at (407) 665-7371 or the Building Department at (407) 665-7050 prior to making any payment.

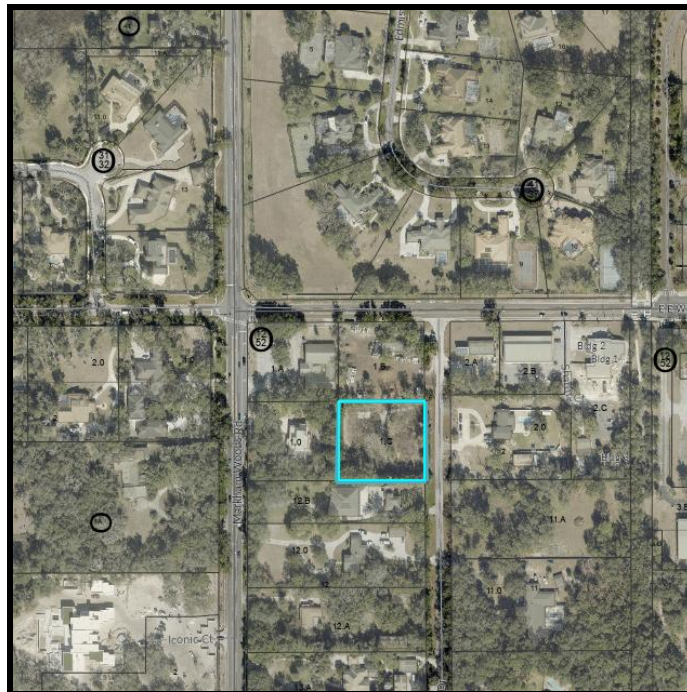
PROJECT MANAGER COMMENTS

- The subject property has a Future Land Use of Suburban Estates with A-1 (Agriculture) zoning.
- The proposed neighborhood civic assembly use requires a limited use permit. Staff has determined that the Seminole County Land Development Code requirements for the proposed use including, but not limited to, parking, landscaping, stormwater management, and traffic may be too intensive for the size of the lot and the surrounding area. Therefore, staff would not support approval of the limited use permit.

PROJECT AREA ZONING AND AERIAL MAPS



Aerial



AGENCY/DEPARTMENT COMMENTS

NO	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED Annie Sillaway	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodeId=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED Annie Sillaway	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED Annie Sillaway	Off-site trees do not count toward the landscape buffer requirements.	Info Only
4.	Buffers and CPTED Annie Sillaway	Parking lot landscaping will be required in accordance with SCLDC Sec. 30.14.13.	Info Only
5.	Buffers and CPTED Annie Sillaway	A full buffer review will be done at time of site plan review.	Info Only
6.	Building Department Daniel Losada	Standard building permit will apply - Each separate building and structure requires a separate permit. Example: Standalone building, structure, dumpster enclosures, fence/gate systems, signage, access control systems, pools, etc...	Info Only
7.	Building Department Daniel Losada	Structure will require a fire separation between R3/A3	Info Only
8.	Building Department Daniel Losada	The entire structure will be reviewed and permitted as a commercial building.	Info Only
9.	Building Department	Type of use and size of building will require fire sprinklers and fire alarms.	Info Only
10.	Daniel Losada	All construction must comply with the Florida Accessibility Code.	Info Only
11.	Building Department	Structure will be mix occupancy R3/A3	Info Only
12.	Comprehensive Planning David German	The subject property has a Suburban Estates (SE) Future Land Use Designation. Per Policy FLU 3.5.4 Suburban Estates: The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses.	Info Only
13.	Comprehensive Planning David German	Per Policy FLU 3.5.4 Suburban Estates: Uses - Single family residences on a minimum of one acre; - General rural uses; - Houses of worship, country clubs (over 10 acres in size) and home occupations; - Public elementary schools, public middle schools and public	Info Only

		high schools; and - Special exception uses such as adult congregate living facilities, group homes, mobile homes and accessory uses, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public utility structures. Based on this the proposed uses of single family home and civic assembly appear consistent with the FLU but will also need to be consistent with the underlying zoning.	
14.	Comprehensive Planning David German	Site is located in the Wekiva Study Area. Please note Comprehensive Plan Policy FLU 2.3.12 Wekiva Study Area Natural Resource Protection.	Info Only
15.	Comprehensive Planning David German	Site is located in the Aquifer Recharge Overlay per Seminole County Comprehensive Plan Exhibit 37 and Exhibit 20 within the Most Effective Recharge Area. Per Policy FLU 2.3.12 Wekiva Study Area Natural Resource Protection: Enforce standards for the most effective recharge areas, as defined in the Aquifer Recharge Overlay Zoning Classification and Exhibit FLU: Aquifer Recharge Areas such as, but not limited to: - The maximum area covered by structures and impervious surface shall not exceed 65% for nonresidential uses and 60% for residential uses of the total land area; and - With the exception of handicapped parking spaces, no more than 25% of the total number of required off-street parking spaces shall not be paved.	Info Only
16.	Environmental Services Maliha Rahman	This development is not within Seminole County's utility service area. Please coordinate with Sunshine Water Services to service it. No review required.	Info Only
17.	Natural Resources Jim Potter	A threatened and endangered species report will be required as part of the site plan for the site.	Info Only
18.	Planning and Development Annie Sillaway	Parcel 35-20-29-501-0000-001C does not appear as a parcel of record in either the 1971 or 2000 tax rolls. To legalize the property, the Applicant would be required to complete the subdivision process, including approval of both a Preliminary Subdivision Plan and a Final Plat.	Info Only
19.	Planning and Development Annie Sillaway	The building setbacks for the A-1 (Agriculture) zoning district are: Front: Fifty (50) feet, Side: Ten (10) feet, Rear: Thirty (30) feet.	Info Only
20.	Planning and Development Annie Sillaway	The maximum allowable building height is thirty-five (35) feet.	Info Only
21.	Planning and Development Annie Sillaway	Minimum off street parking required for each use: Assembly Spaces - 1 space / 4 seats and Residential Dwelling: Residential Unit: 1,000 SF or greater 2 spaces / dwelling unit, Less than 1,000 SF: 1.5 spaces / dwelling unit.	Info Only

22.	Planning and Development Annie Sillaway	Under Wekiva Study Area Policy FLU 2.3.12(B)(3), the maximum combined area covered by structures and impervious surfaces may not exceed 65% of the total land area for nonresidential uses or 60% for residential uses. In addition, except for handicapped parking spaces, no more than 25% of the required off-street parking spaces may remain unpaved. Pursuant to Sec. 30.10.5, the proposed development is also required to comply with the Division 2 and Division 3 Environmental Design Standards because the site is located within the Wekiva Study Area.	Info Only
23.	Planning and Development Annie Sillaway	<p>Per Sec. 30.6.17.5 Limited Uses and Special Exceptions. (a) Where a limited use permit or special exception is required for a civic assembly use, the following review criteria shall be used to determine the appropriateness of the application:</p> <p>(1) Protects Residential Neighborhoods. Outdoor use areas, including vehicular use areas, must be located and designed to minimize potential negative impacts on residential zoning districts and residential uses in approved PDs, including but not limited to mitigation of light spill-over, glare, noise (from mechanical equipment, recreational facilities, outdoor classrooms, etc.), and any other negative impacts associated with the type of civic assembly use proposed. Assembly uses in residential zones may not apply for a permanent license to sell alcoholic beverages for on-premise consumption.</p> <p>(2) Traffic. Vehicular ingress, egress, and on-site circulation must be designed and constructed to ensure the least possible impact on neighboring properties and residential streets. Primary ingress and egress must be from the highest service level adjacent street, unless otherwise approved by the Planning and Zoning Commission and Board of County Commissioners. For community and regional assembly facilities, vehicular access to the facility must be from a collector of four lanes or more, or an arterial street. Parking areas must be designed and located to minimize conflict with pedestrian and bike pathways.</p> <p>(3) Noise Abatement. Civic Assembly uses often involve groups of people arriving and departing at one time (as is common with many assembly uses), outdoor gatherings, or sound amplification. Therefore, issues related to noise from gatherings, events, vehicles, and equipment must be addressed through conditions of approval for a special exception permit.</p>	Info Only

		<p>Conditions including but not limited to the location of outdoor use areas on the property, limitations on hours or days of operation, and additional noise abatement strategies may be required.</p> <p>(4) Lighting. Lighting of outdoor areas must be cut-off or fully shielded to reduce glare and prevent light overspill into adjacent properties. Lighting for sports fields and outdoor recreation areas, where operational characteristics prevent the use of cut-off or fully shielded lights, must be turned off no later than 10:00 p.m. or be located such that the lights are not visible from a residential zoning district or residential uses in an approved PD.</p> <p>(5) One- and Two-Family Residential Zoning Districts. In order to protect the surrounding residential neighborhood from the encroachment or expansion of civic assembly uses, assembly facilities located in one- or two-family residential zoning districts must meet the following additional standards:</p> <p>a. Desired Development Patterns. Assembly facilities located in residential zoning districts should function as compact, singular sites and all desired activities and required facilities (to include parking facilities, principal use buildings, and accessory use buildings) should be located on one development site consisting entirely of contiguous parcels of land, which may include property located directly across the street.</p> <p>b. Non-contiguous Parcels. Where a parcel owned or leased by the civic assembly use is not contiguous to the parcel(s) containing the principal assembly building, the use of the non-contiguous parcel(s) is limited to the following uses: occasional overflow parking (maximum two (2) times per week and located within a five-minute walk defined as quarter () mile of continuous sidewalk), passive recreation space, playgrounds, walking trails, outdoor classrooms or seating, or reflection or meditation space.</p> <p>c. Acquisition of Land. If additional property is acquired for use by the assembly facility, an amendment to the special exception permit shall be required prior to any development on the property.</p>	
24.	Planning and Development Annie Sillaway	Per Sec. 30.5.3 - Civic Assembly, not for profit: Community centers, Meeting halls, Places of worship, houses of worship, religious institutions, Recreation centers.	Info Only
25.	Planning and	30.6.17.2 Accessory Uses.	Info Only

	Development Annie Sillaway	<p>(a) In addition to otherwise permitted uses, customary accessory structures and activities are permitted, which shall include:</p> <p>(1) One residence for an employee or caretaker.</p> <p>(2) Fellowship halls and food preparation areas.</p> <p>(3) Office space in support of the Assembly Use.</p> <p>(4) Classrooms, playgrounds, and childcare facilities for use in association with assemblies but not including daycare centers, community recreation facilities, and private primary, secondary, vocational, and/or collegiate educational facilities.</p>	
26.	Planning and Development Annie Sillaway	<p>30.6.17.1 Civic assembly uses are classified by size and intensity as follows:</p> <p>(a) Neighborhood Facility. A civic assembly use generally designed for and intended to serve the residents of one neighborhood or small (approximately one square mile) geographic area, which meets the following standards:</p> <p>(1) Maximum Lot Area: five (5) acres of developable land</p> <p>(2)</p> <p>(3) Maximum Assembly: one hundred (100) seats or fewer in the largest assembly space. The proposed development of a small civic assembly with an accessory residential unit would require the applicant to apply for a limited use permit.</p>	Info Only
27.	Public Safety - Fire Marshal Matthew Maywald	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
28.	Public Safety - Fire Marshal Matthew Maywald	"All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and	Info Only

		hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	
29.	Public Safety - Fire Marshal Matthew Maywald 5/8/26 1:57 PM	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	Info Only
30.	Public Safety - Fire Marshal Matthew Maywald 5/8/26 1:57 PM	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
31.	Public Works - Engineering Andrew Broxton	The proposed project is located within the Little Wekiva drainage basin.	Info Only
32.	Public Works - Engineering Andrew Broxton	Based on SCS Soil Survey GIS overlays, the site generally has well drained soils.	Info Only
33.	Public Works - Engineering Andrew Broxton	Based on preliminary review, the site is considered to be land locked. The site will be required to hold water quality and retain the entire 100-year, 24-hour storm event onsite without discharge.	Info Only
34.	Public Works - Engineering Andrew Broxton	Based on 1 ft. contours, the topography of the site appears to slope south west.	Info Only
35.	Public Works - Engineering Andrew Broxton	A detailed drainage analysis will be required at final engineering.	Info Only
36.	Public Works - Engineering Andrew Broxton	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see www.sjrwmd.com .	Info Only
37.	Public Works - Engineering	Circular driveway is not in accordance with the County Access Management Standards. The separation for	Info Only

	Andrew Broxton	driveways is required to be 200-foot on a local roadway.	
38.	Public Works - Engineering Andrew Broxton	The developer shall provide a pedestrian sidewalk along property frontage or may provide payment into the Sidewalk Fund in accordance with Ordinance #2019-46 in lieu of sidewalk construction.	Info Only
39.	Public Works - Engineering Andrew Broxton	ADA parking and pedestrian access will be required for the neighborhood center.	Info Only
40.	Public Works - Engineering Andrew Broxton	Additional parking may be required.	Info Only
41.	Public Works - Impact Analysis Arturo Perez	A Traffic Impact Study (TIS) may be required for this one Single Family unit with an Assembly Facility (up to 100 people capacity) if new external trip generation more than the 50 Peak Hour Trip threshold per Seminole County TIS Guidelines. *** VERY IMPORTANT***: A Methodology document for the TIS must be submitted in ePlan for review and approval prior to submittal of the TIS itself. Contact Mr. Arturo Perez, P.E. for requirements at (407) 665-5716 or via email to aperez07@seminolecountyfl.gov.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

DEPARTMENT	STATUS	REVIEWER
Comprehensive Planning	Review Complete	David German 407-665-7386 dgerman@seminolecountyfl.gov
Buffers and CPTED	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Planning and Development	Review Complete	Annie Sillaway 407-665-7936 asillaway@seminolecountyfl.gov
Public Works - Engineering	Review Complete	Andrew Broxton 407-665-0311 abroxton@seminolecountyfl.gov
Public Safety - Fire Marshal	Review Complete	Matthew Maywald 407-665-5177 mmaywald@seminolecountyfl.gov
Environmental Services	Review Complete	Maliha Rahman 407-665-2033 mrahman@seminolecountyfl.gov
Public Works - Impact Analysis	No Review Required	Arturo Perez 407-665-5716 aperez07@seminolecountyfl.gov
Natural Resources	Review Complete	Jim Potter 407-665-5764 jpotter@seminolecountyfl.gov
Building Division		Daniel Losada 407-665-7468 dlosada@seminolecountyfl.gov

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3605	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu